

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FT TO 13 FT FOR A PROPOSED SUNROOM ADDITION IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (STEPHEN ZADROZNY, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7389

Agenda Date 04-26-04 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FT TO 13 FT FOR A PROPOSED SUNROOM ADDITION IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (STEPHEN ZADROZNY, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 30 FT TO 13 FT FOR A PROPOSED SUNROOM ADDITION IN THE PUD (PLANNED UNIT DEVELOPMENT DISTRICT); (STEPHEN ZADROZNY, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: STEPHEN ZADROZNY LOCATION: 207 PEMBROOK PLACE ZONING: PUD (PLANNED UNIT DEVELOPMENT DISTRICT), WEKIVA HILLS SECTION 1
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A 360 SF (10 FT X 36 FT) SUNROOM ADDITION THAT WOULD ENCROACH 17 FT INTO THE 30 FT MINIMUM REAR YARD SETBACK. • THE PROPOSED SUNROOM ADDITION WOULD REPLACE AN EXISTING SCREEN ROOM.
STAFF FINDINGS	<ul style="list-style-type: none"> • THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> ○ THE SUBJECT PROPERTY HAS AN ASYMMETRICAL SHAPE, WHEREBY THE REAR YARD SETBACK IS REDUCED BY THE NARROWING OF THE LOT WHERE THE SUNROOM ADDITION IS PROPOSED. THIS FACTOR CONSTITUTES A SPECIAL CONDITION,

	<p>WHICH IS UNIQUE TO THIS PROPERTY AND THEREBY CONSTITUTES A HARDSHIP.</p> <ul style="list-style-type: none">○ THE GRANT OF THE REQUESTED VARIANCE WOULD NOT CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE WEKIVA HILLS PUD, SINCE THE ADDITION WOULD BE CONSISTENT WITH THE TREND OF NEARBY AND ADJACENT SINGLE-FAMILY DEVELOPMENT.○ THE REQUESTED VARIANCE WOULD BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE SUBJECT PROPERTY.○ THE GRANTING OF THE REQUESTED VARIANCE WOULD NOT CONFER ON THE APPLICANT SPECIAL PRIVILEGES THAT ARE DENIED TO OTHERS IN THE WEKIVA HILLS PUD.
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS APPROVAL OF THE REQUESTED VARIANCE, CONDITIONED UPON THE FOLLOWING:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED SUNROOM ADDITION, AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, FOLLOWING INFORMATION PRESENTED AT THE PUBLIC HEARING.

GUI PROJ. #	ZONED: PUD	SEC: 6	TWP: 21	RNG: 29
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		IMPACT FEES	
		SCREEN:	
		TRAFFIC ZONE:	
		LAND USE:	
		1. ROAD-CO. WIDE	
		2. ROAD-COLL.	
		3. LIBRARY	
		4. FIRE	\$10.00
		5. PARK	
		6. SCHOOL	\$300.00
		7. LAW	
		8. DRAINAGE	
		TOTAL	
		REMARKS:	

Instructions: print two-sided on card stock and cut along the left and bottom border.

Rx Date/Time

MAR-03-2004(WED) 10:32

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03/03/2004 10:30

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PLANNING

PAGE 07/08



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

COPYAPPL.NO. BV 2004-031**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

☒ **VARIANCE** Request for variance from a rear yard variance from 30' to 17' for proposed Florida room.

☐ **SPECIAL EXCEPTION**

☐ **MOBILE HOME SPECIAL EXCEPTION**

☐ **EXISTING** ☐ **PROPOSED** ☐ **REPLACEMENT**

MOBILE HOME IS FOR

YEAR OF MOBILE HOME SIZE OF MOBILE HOME

ANTICIPATED TIME MOBILE HOME IS NEEDED

PLAN TO BUILD ☐ YES ☐ NO ☐ IF SO WHENMEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT
NAME	STEPHEN ZADROZNY	
ADDRESS	207 PEMBROOK PL.	
	Longwood, FL 32779	
PHONE 1	(407) 862-7549	
PHONE 2		
E-MAIL		

PROJECT NAME: ZADROZNYSITE ADDRESS: 207 Pembroke Pl. Longwood, FL 32779

CURRENT USE OF PROPERTY: _____

LEGAL DESCRIPTION: LEG LOT 35 WEKIVA HILLS SEC 1 PB 20 PG 48SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 06-21-29-501-0000-0330UTILITIES: ☒ WATER ☐ WELL ☒ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on April 26, 6 PM (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT* Stephen ZadroznyDATE 3/5/04

* Proof of owner's authorization is required with submittal if signed by agent.

Rx Date/Time

MAR-03-2004(WED)

10:32

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03/03/2004 10:30 4076657385

PLANNING

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ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

PROPERTY OWNER	AUTHORIZED AGENT
NAME	
ADDRESS	
PHONE 1	
PHONE 2	
E-MAIL	

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING

FEE \$150

COMMISSION DISTRICT 1

FLU/ZONING

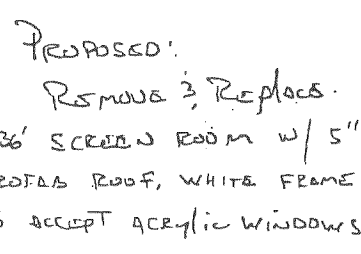
PUD

LOCATION/FURTHER DESCRIBED AS ON NORTH SIDE OF
PEMBROCK PL. APPROX 350' E. OF INTERSECTION WITH
W. WERKIVA TRL

ANNER VB


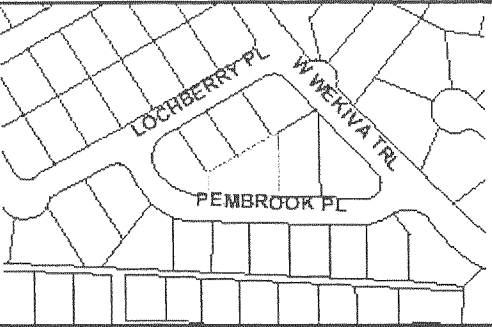

DATE 3/05/04

SUFFICIENCY COMMENTS CALL APPLICANT TO GO OVER DETAILS
PREFERABLY 13' RY SETBACK WILL BE GRANTED FOR PROPOSEDENLARGEMENT OF FLORIDA ROOM BY 16" FARTHER TO REAR OF HOUSE (11.4' x 36').
13' IS PERPENDICULAR LINE MEASUREMENT TO RY



I HEREBY CERTIFY THAT THIS
PLAT OF SURVEY OF THE ABOVE DESCRIBED

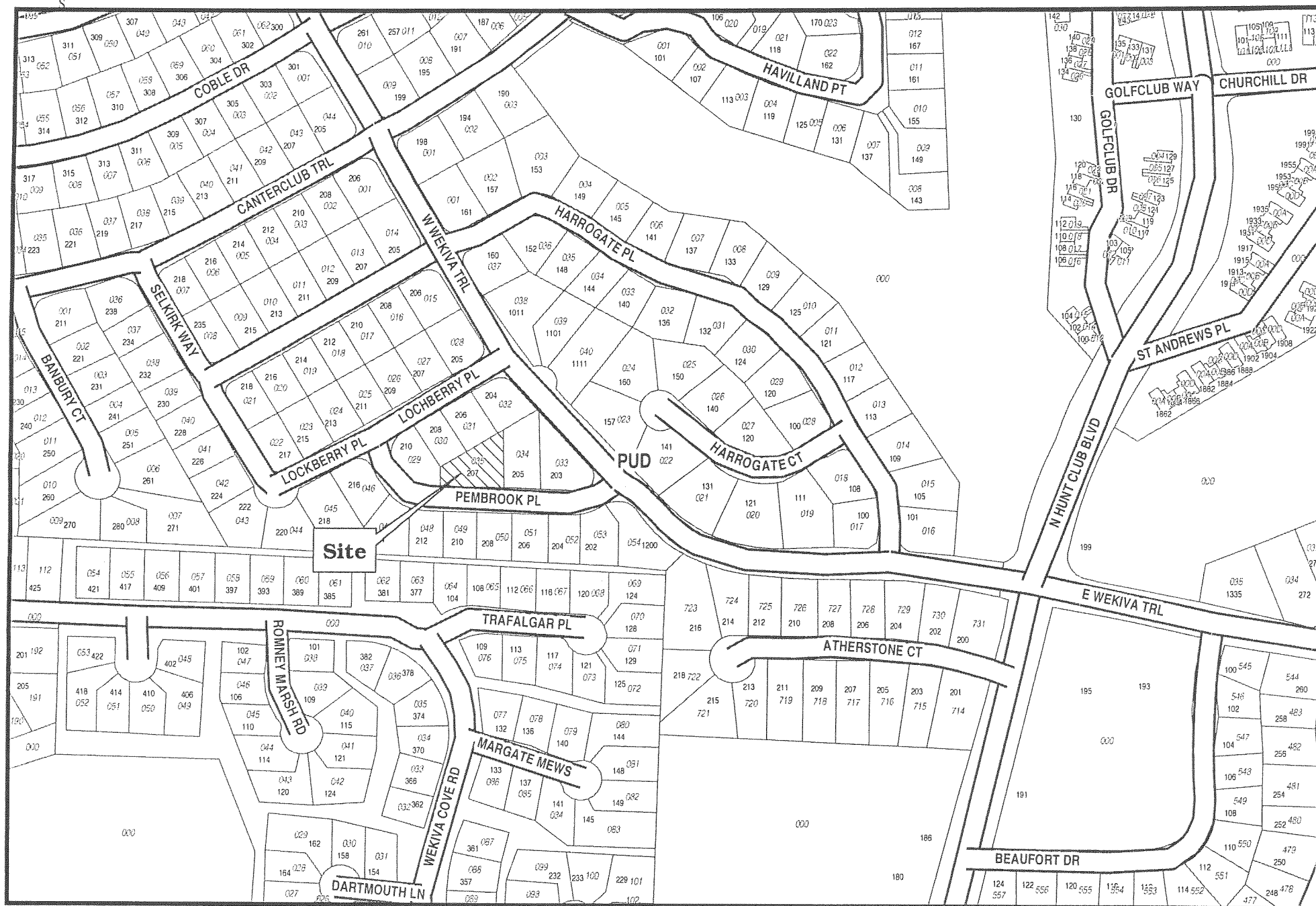
- NOTES:
1. DATE OF FIELD SURVEY: JUNE 9, 1988
 2. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS THE BUILDING SHOWN HEREON DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PROVE AREA AND LIES WITHIN FLOOD ZONE "C".
 3. SUBSURFACE AND/OR AERIAL IMPROVEMENTS OR ERECHACH-

PARCEL DETAIL		REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◁ Back ▷																									
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-668-7506</p>																															
<p align="center">GENERAL</p> <p>Parcel Id: 06-21-29-501-0000-0350 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: ZADROZNY STEPHEN & KRISTINA M Exemptions: 00-HOMESTEAD</p> <p>Address: 207 PEMBROOK PL</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 207 PEMBROKE PL</p> <p>Subdivision Name: WEKIVA HILLS SEC 01</p> <p>Dor: 01-SINGLE FAMILY</p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$106,501</p> <p>Depreciated EXFT Value: \$5,569</p> <p>Land Value (Market): \$27,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$139,070</p> <p>Assessed Value (SOH): \$116,090</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$91,090</p>																											
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/1988</td> <td>01971</td> <td>0208</td> <td>\$116,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1984</td> <td>01560</td> <td>0647</td> <td>\$114,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1977</td> <td>01142</td> <td>1526</td> <td>\$49,600</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/1988	01971	0208	\$116,500	Improved	WARRANTY DEED	07/1984	01560	0647	\$114,000	Improved	WARRANTY DEED	01/1977	01142	1526	\$49,600	Improved	<p align="center">2003 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,828</p> <p>2003 Tax Bill Amount: \$1,525</p> <p>Savings Due To SOH: \$303</p> <p>2003 Taxable Value: \$88,925</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>			
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																															

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Steven Zadrozny 207 Pembroke Place



0 150 300 600 Feet

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 35 WEKIVA HILLS SEC 1 PB 20 PG 48

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: STEPHEN ZADROZNY
207 PEMBROOK PLACE
LONGWOOD, FL 32779

Project Name: PEMBROOK PLACE (207)

Requested Development Approval:

1. REAR YARD SETBACK VARIANCE FROM 30 FEET TO 13 FEET.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property:

The variance granted shall apply only to the proposed sunroom addition as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: